

# \$995,000 - 639 5 Concession W

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## Listing ID: 40299560

**\$995,000**

4 Bedrooms, 2 Bathrooms, 25.92 acres

Single Family

639 5 Concession W, Tiny, Ontario,

L0L2T0

The Opportunity of a Lifetime Awaits!

\*\*\*Cell Tower on Property Generates

\$1000+ Monthly Income Towards

Mortgage\*\*\* Welcome Home to The Blue

Water Family Cottage 639 Concession 5

West in Tiny. This 25+ Acre property is

composed of mature trees, professional

landscaping & is a haven for natural

wildlife. Situated a few minutes stroll from

the area's sought after beautiful sandy

beaches on Georgian Bay, such as the

Bluewater Beach Community, this one of a

kind property generates income from a cell

tower on the property to help pay the

mortgage & boasts a fully operating heated

shop with dedicated 60 amp panel, & office

space for anyone looking to run their own

business from home, or rent out for extra

income. This fabulous 4 Season Home

offers more than 4000 square feet of living

space featuring an open concept layout with

more than enough room for all your family

& guests. The main level features 3 bright

bedrooms, 2 baths, a spacious bright open

concept kitchen/dining room, adjacent to a

massive family room with a beautiful oak

fireplace to warm up on a cold winter's night

& access to a large front deck where you

can sit & relax with the beverage of your

choice while basking in the sun. The lower

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level features an additional 1 bed & bath, a rustic field stone fireplace & a separate entry for additional family/guests. Off the kitchen is an added 3 season screened porch that looks out to a beautiful professionally manicured backyard oasis. The multi-level walled perennial gardens, tiered water fountain, benches & tree lined paths create a beautifully naturalized serene setting from the front yard to the backyard. Located 25 minutes to Barrie, Wasaga Beach, Collingwood or Midland. Look no further for this charming year round estate or get away is ready to create family memories & friendships to last a lifetime! (id:37775)

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Listing Office: Keller Williams Co-Elevation Realty, Brokerage